

## **ALYSON L. HUBER**Assemblymember, 10th District

Dear Homeowner:

Homeownership is a source of tremendous pride for many Californians and a long-term goal for many others. Unfortunately, high levels of unemployment in California and across the nation, coupled with the foreclosure crisis, are making this dream increasingly difficult to attain.

Joblessness and the home foreclosure crisis cannot be separated. While many foreclosures are the result of unscrupulous mortgage lending and bad loans, the problem is currently worsened by the cycle of joblessness. When people lose their jobs, they have difficulty making their mortgage payments. If we get people back to work, we can lessen the damage from this disastrous cycle.

This brochure has been prepared to let you know what you personally can do to avoid home foreclosure, and to let you know the steps that Assembly Democrats are taking.

For additional copies of this brochure or for further information, please contact the district office at (209) 333-5330 or visit adc.asm.ca.gov/issues/MortgageCrisis.

Thank you.

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## Alyson L. Huber

Assemblymember, 10th District

#### District Office:

218 West Pine Street Lodi, CA 95240 (209) 333-5330 Fax: (209) 333-5333

#### **Capitol Office:**

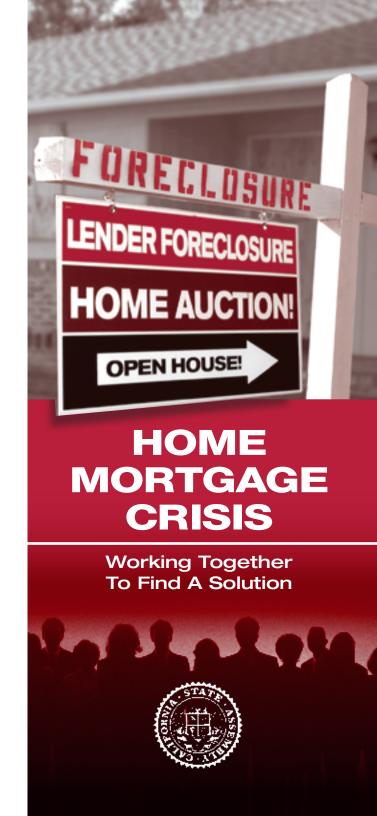
State Capitol P.O. Box 942849 Sacramento, CA 94249-0010 (916) 319-2010 Fax: (916) 319-2110

#### E-mail:

Please visit www.asm.ca.gov/huber and click "Contact Us"

#### Website:

www.asm.ca.gov/huber



# Foreclosures and deficiency judgments could affect your ability to qualify for credit in the future.

If you are facing financial difficulties, the following steps can help you keep your home.

- Contact your lender NOW! Many people avoid their mortgage lenders when money problems occur, but they can help. Most lenders have workout options and are willing to explore every possible option. The key is to contact them as soon as problems occur.
- Stay in your home. You may not qualify for assistance if you abandon your property.
- Talk to a Housing Counselor. Speak with a U.S. Department of Housing and Urban Development (HUD)-approved housing counseling agency near you at (800) 569-4287. They can help you assess your financial situation, prioritize your debts, determine your options, and help you negotiate with your lender. They have information on services and programs that may help you. They may also offer credit counseling. These services are usually free of charge.

For more information, go to the U.S. Department of Housing and Urban Development website at www.hud.gov.



#### **Advice and Assistance**

To get more information and advice before contacting your lender, there are many groups that can help. Call an advice counselor and protect your home.

#### Operation Hope

www.operationhope.org - (877) 592-HOPE (4673)

#### **Neighbor Works**

www.nw.org - (888) 995-HOPE (4673)

#### National Community Reinvestment Coalition www.fairlending.com - (800) 475-6272

#### National Council of LaRaza

www.nclr.org - (202) 785-1670

#### Neighborhood Assistance Corporation of America www.naca.com/program/homesaveProgram.jsp -(888) 302-NACA (6222)

### Acorn - Home Equity Loss Prevention Program www.acornhousing.org - (888) 409-3557

#### National Foundation for Credit Counseling www.nfcc.org - (800) 388-2227

#### **Contact your Lender**

If your lender is listed here, you can help protect your home by contacting them immediately!

| Lender  | PI | hone # |  |
|---------|----|--------|--|
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| Bank of America                   | (800) 846-2222    |
|-----------------------------------|-------------------|
| California Housing Finance Agency | (800) 669-1079    |
| (CalHFA)                          | , ,               |
| Chase Home Finance                | (800) 848-9136    |
|                                   | or (800) 527-3040 |
| CitiMortgage                      | (800) 374-8814    |
| Countrywide                       | (800) 763-1255    |
| HSBC Mortgage Corporation         | (800) 338-6441    |
| James B. Nutter & Company         | (800) 315-7334    |
| Midland Mortgage                  | (800) 654-4566    |
| National City Mortgage            | (800) 523-8654    |
| PHH Mortgage Services             | (800) 257-0460    |
| Wells Fargo Mortgage              | (800) 766-0987    |
| Wendover Financial Services Corp. | (888) 934-1081    |
| Washington Mutual Home Loans, Inc | . (866) 926-8937  |
| (now J. P. Morgan Chase)          |                   |

#### **Creating Jobs to Save Homes**

Given the state of the economy, foreclosures and unemployment can no longer be fully separated. Legislative efforts, in conjunction with federal economic stimulus investment, will continue to free up bond money to jumpstart infrastructure projects, prevent teacher layoffs, and create new jobs for the 21st century economy.

Another way to create the jobs needed to stave off foreclosures is through investing in the "green collar" industry and businesses. Funds would be appropriated for immediate "shovel ready" projects to provide clean air, clean water, and natural resource protection while providing jobs and economic activity.

## The more people we employ—the more foreclosures we can prevent.

We are in a tough situation—but a little ingenuity and outside-the-box thinking can go a long way if we work together.

